

## 185 KERR ST., CONCORD, NC

**\$ 122,500**

Price does not include  
available down payment  
assistance

### Details:

- **Plan: Warren I**
- **1118 Sq. Feet**
- **3 Br / 2 Bath**
- **Wrap Around Porch**
- **Energy-Efficient Construction**

### Schools:

- **Coltrane-Webb Elem**
- **J.N. Fries Middle**
- **Concord High**

### Amenities:

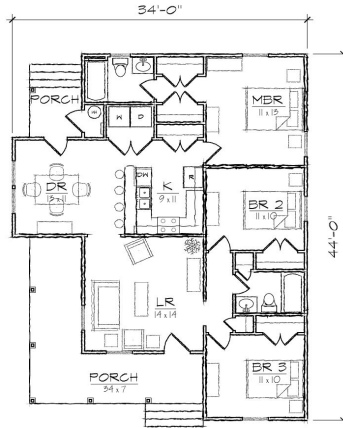
- **Corner Lot**
- **New Sidewalks**
- **New Street Lights**
- **All-electric appliances / utilities**
- **Appliances Included: Built-in Microwave, Range, Dishwasher**

The City of Concord is an  
Equal Opportunity Housing  
Provider



## Own your own home in Gibson Village

## RECEIVE THOUSANDS IN DOWN PAYMENT ASSISTANCE\*



This single story Folk Victorian style house of 1118 square feet features a spacious living room, separate dining area and a private master bedroom suite with double closets. This open floor plan includes a total of three bedrooms, two full bathrooms, a laundry area and a centralized U- shaped kitchen with a breakfast bar that opens to the dining room. The historically inspired exterior offers a hip roof with side gables, wrap around front porch, covered rear porch, and exterior storage room. This design is ideal for a corner lot.

This home is built to System Vision standard to keep your utility bills **low**.

With down payment assistance from the City of Concord, owning this home is within reach. Act now to move into this charming home that is right across from Concord's exciting new art studios and gallery/ events center, ClearWater Artist Studios, as well as the attached green space and greenway walk that leads straight to Academy Recreation Center. The house is about a 15-20 minute walk through the Historic District to burgeoning, Historic Downtown Concord.

For more information please contact:

**Pepper Bego - Department of Planning and Neighborhood Development**  
**(704) 920 - 5133**

\* - Down payment assistance is for 'first-time' homebuyers and is available through the City of Concord and partnering agencies. Total amount granted subject to availability and applicant's qualifications

- All information provided is for informational purposes only, is considered correct at the time of publication, and subject to change.

## IMPORTANT INFORMATION

### NEW HOME PROGRAM REQUIREMENTS

A purchaser's household income must NOT be more than what is shown in the table below:

#### 2017 Income Requirements

Household Size	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
<b>Total Income</b>	\$39,600	\$45,250	\$50,900	\$56,550	61,100	65,600

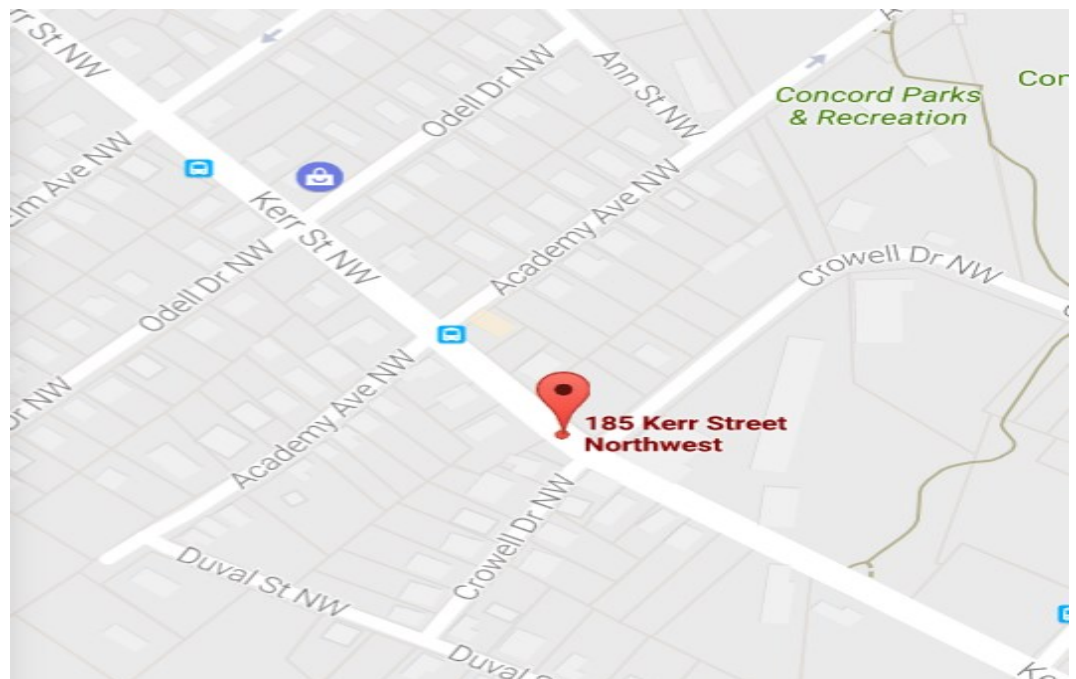
#### Additional Requirements

##### Applicants must meet the following requirements:

- \* Adequate and Dependable Income
- \* Receive One on One Housing and Financial Counseling from a
  - \* Certified Housing Counselor/Agency
- \* Attend an 8-hour Homebuyer Education Workshop to prepare homebuyers for the unique responsibility of homeownership
  - \* Be a U.S. Citizen or have Legal Resident Status

#### Offers to Purchase:

- All Buyers must submit an offer in writing along with a 5% earnest money deposit in cash, certified funds check, or money order to be held by the City Clerk in trust for closing.
- All offers will be presented to the City Council of the City of Concord for acceptance.
- Once accepted by the City Council of the City of Concord, the offer will be advertised for 10 days.



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